



**RAYNERS**  
TOWN & COUNTRY

**HIGH DENE COTTAGE**  
CAMP ROAD, WOLDINGHAM, CR3 7LH

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OFFERS IN EXCESS OF £725,000

Rayners are delighted to present to the market this beautifully presented cottage, which has been extensively refurbished, set in a highly sought after location in Woldingham. The property is spacious and light with an open plan double aspect lounge/diner with bi fold doors either side leading to a walled garden and courtyard which blend the internal and external spaces and provide perfect spaces for entertaining. The sleek and modern kitchen is fitted with white gloss units and appliance and there is also a ground floor cloakroom. The first floor comprises three bedrooms (two doubles and a single) and a luxury bathroom. Situated in the popular village of Woldingham nestled in the Surrey Hills high on the North Downs between Oxted and Warlingham. There are desirable schools for both primary and secondary age groups, wonderful country walks and a number of local golf clubs all set within the M25 commuter belt. Offered to the market with no onward chain your earliest viewing is highly recommended. -Please note photos have been visually dressed from empty to give an idea of possible furnishing layouts and are not showing the current furnishings.







**Tenure: Freehold**

**Local Authority: Tandridge District council**

**Council Tax Band: F**

**EPC Rating: D**

**VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT**

[www.raynersproperties.com](http://www.raynersproperties.com)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

Sales  
 01883 622 258  
[Enquiries@raynersproperties.com](mailto:Enquiries@raynersproperties.com)

Lettings  
 01883 622 244  
[Enquiries@raynersletting.com](mailto:Enquiries@raynersletting.com)

Land & New Homes  
 01883 744 344  
[Warlingham@raynersproperties.com](mailto:Warlingham@raynersproperties.com)

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